

Kingsport Academic Village

Kingsport Center for Higher Education (2009)



Kingsport Center for Higher Education

Preliminary Rendering

April 2008



June 14, 2008



Price 50 Cents

SATURDAY

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92nd Year, Number 166

Wide load

*Oversize truck
will block
northbound
lanes of I-81*

■ **Construction** will affect travel in the region sometime between 9 p.m. Saturday and 5 a.m. Sunday.

By KACI DOWNS BREEDING
kdowns@timesnews.net

A truck carrying a load that's expected to take up both lanes of travel on Interstate 81 will be making its way through the Tri-Cities area tonight.

The load is 38 feet wide, more than 25 feet tall, approximately 125 feet long, and weighs more than 200,000 pounds.

Tennessee Department of Transportation spokesman B.J. Doughty said Friday afternoon that the load is a metal structure built by Northrop Grumman and designed to hold a naval antenna in place on a ship.



Realize it with the music.

Dream ticket

A crowd fills the amphitheater at Natural Tunnel State Park Friday evening as the third Clinch Mountain Music Fest kicks off with a show by the Appalachian Dream Spinners. At right, members of the Dream Spinners — Anita Gibson, Dwight Bishop and Marianne Roberts — play a song to kick off the three-day concert series. Pictured below are, from left, Tess Farmer, Roberts and Bishop.



Roaring again

Even with a sore knee, Tiger Woods hit his stride Friday at the U.S. Open. Woods shot a 3-under 68 that left him one shot behind leader Scott Appleby going into the weekend. Page 1B.



Higher ed center gets \$1.5 million federal grant

■ **Construction** on the higher education center is expected to begin in July and be complete by fall 2009.

By KACI DOWNS BREEDING
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KINGSFORT — Kingsport will receive a \$1.5 million federal grant for the Kingsport Center for Higher Education, U.S. Sen. Lamar Alexander and Bob Corker and U.S. Rep. David Davis announced Friday.

The 30,000-square-foot center will be built on the site of the old Tire Center building at the corner of Clay and Market streets. Construction is expected to begin in July and be complete by fall 2009.

The federal grant money announced Friday will be provided by the Economic Development



“This funding will help build an important training center in Kingsport so

that we can train high-tech workers in Kingsport and maintain competitiveness in East Tennessee.”

— U.S. Sen. Lamar Alexander

Energy and Environmental Design standards for environmentally friendly and energy-efficient

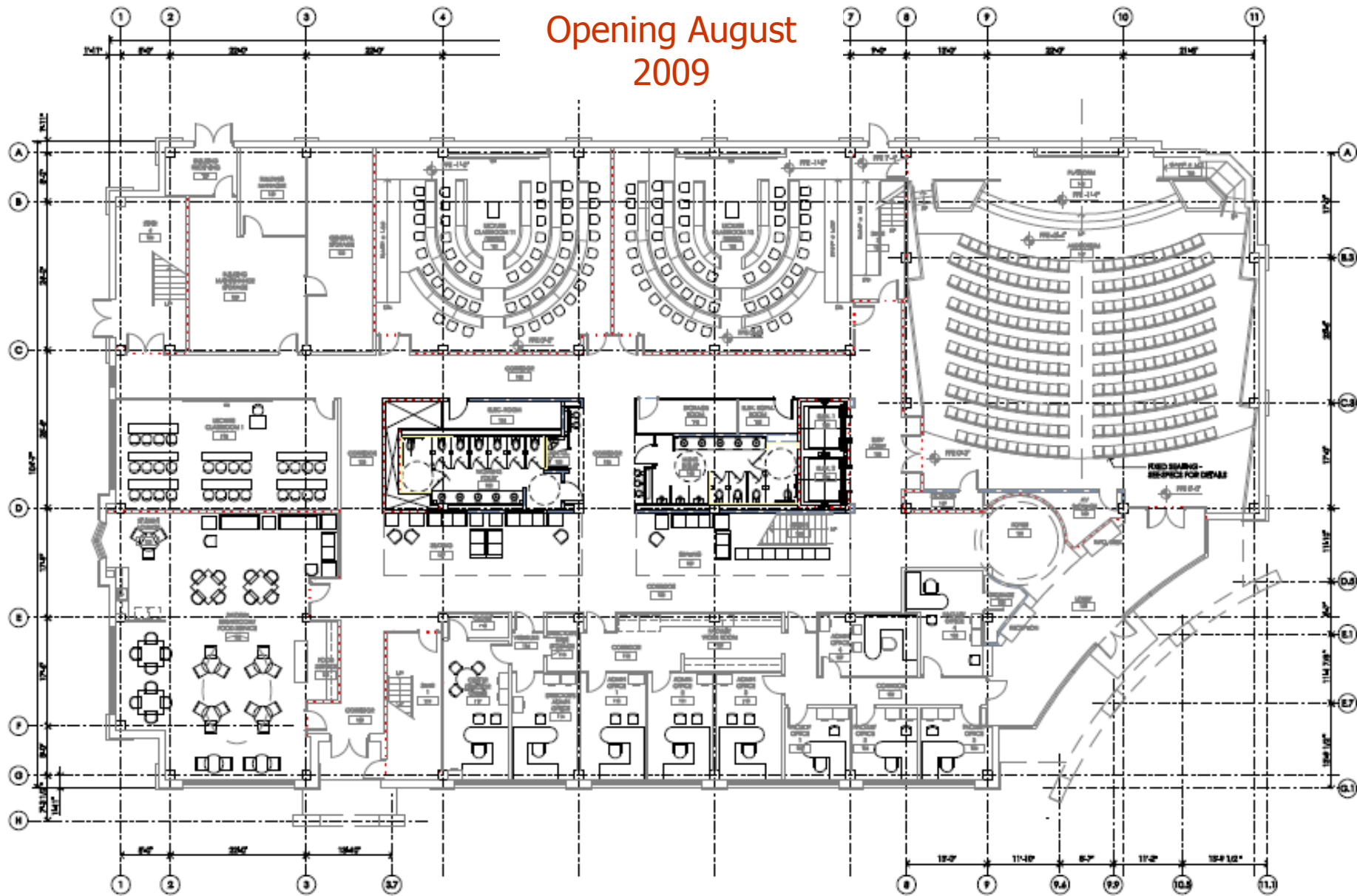
Timeline

- ▶ Design Development 1/21/08 – 6/10/08
- ▶ LEED Documentation 4/23/08 – 8/27/08
- ▶ Construction 7/1/08 – 7/31/09

Project Budget

▶ Building (54,450 sf @ \$172.91/sf)	\$ 9,415,136
▶ Site Work	\$ 582,565
▶ Recommended Alternates	(\$ 50,000)
▶ TOTAL CONSTRUCTION COSTS	\$ 9,946,933
▶ Construction Contingency (5%)	\$ 497,347
▶ MAXIMUM ALLOWABLE CONSTRUCTION COST	\$10,444,280
▶ A/E Fees	\$ 688,708
▶ Programming/Site Evaluation/Master Planning	\$ 80,000
▶ Special Services (Acoustical, Demountable)	\$ 64,405
▶ LEED Implementation	\$ 153,515
▶ Land Acquisition	\$ 1,475,920
▶ Building Demolition	\$ 50,000
▶ Total	\$12,992,557
▶ Not budgeted: furnishings, fixtures, equipment, telephones, technology, data communications provided by Northeast State	

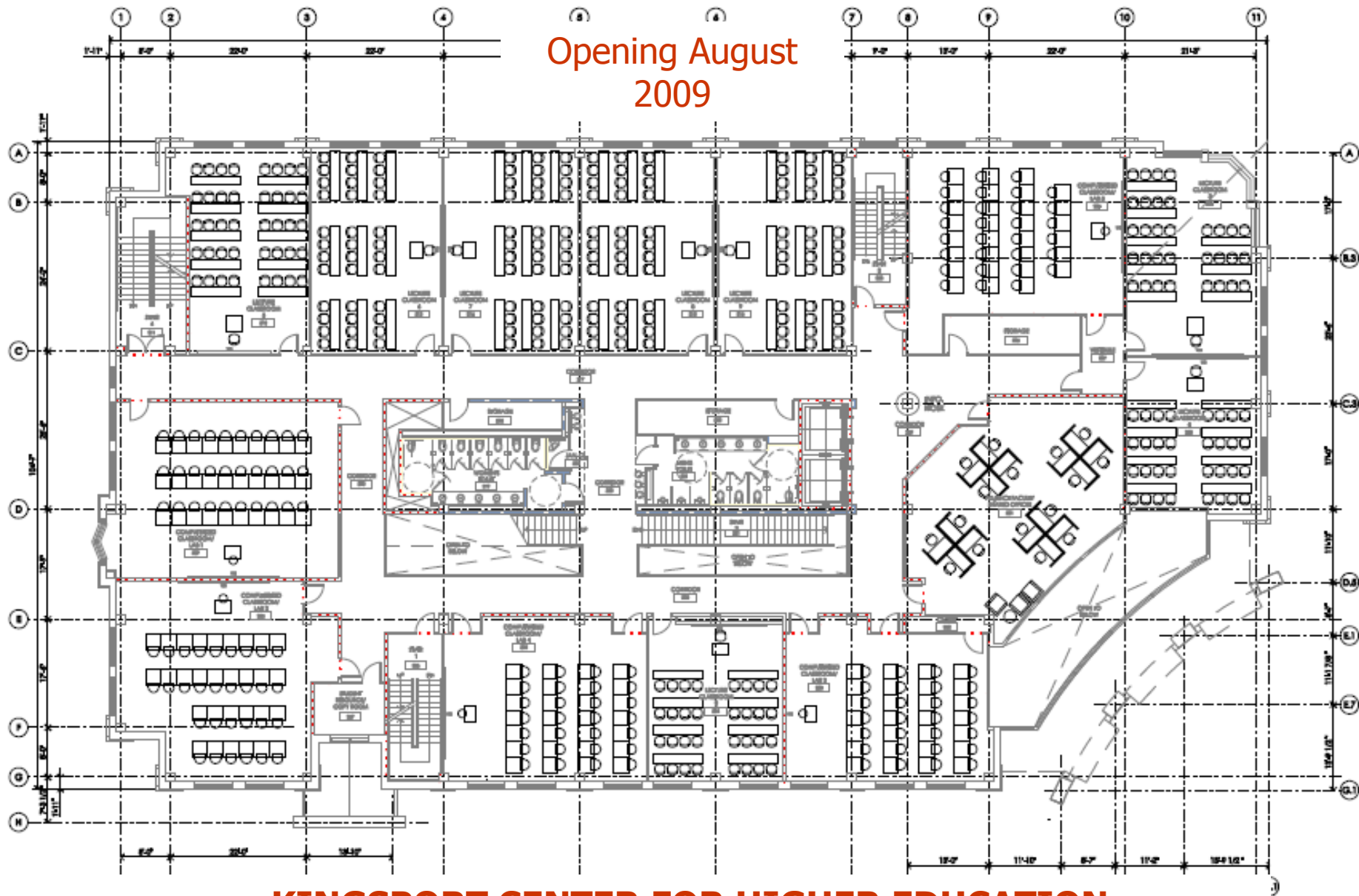
Opening August
2009



KINGSPORT CENTER FOR HIGHER EDUCATION

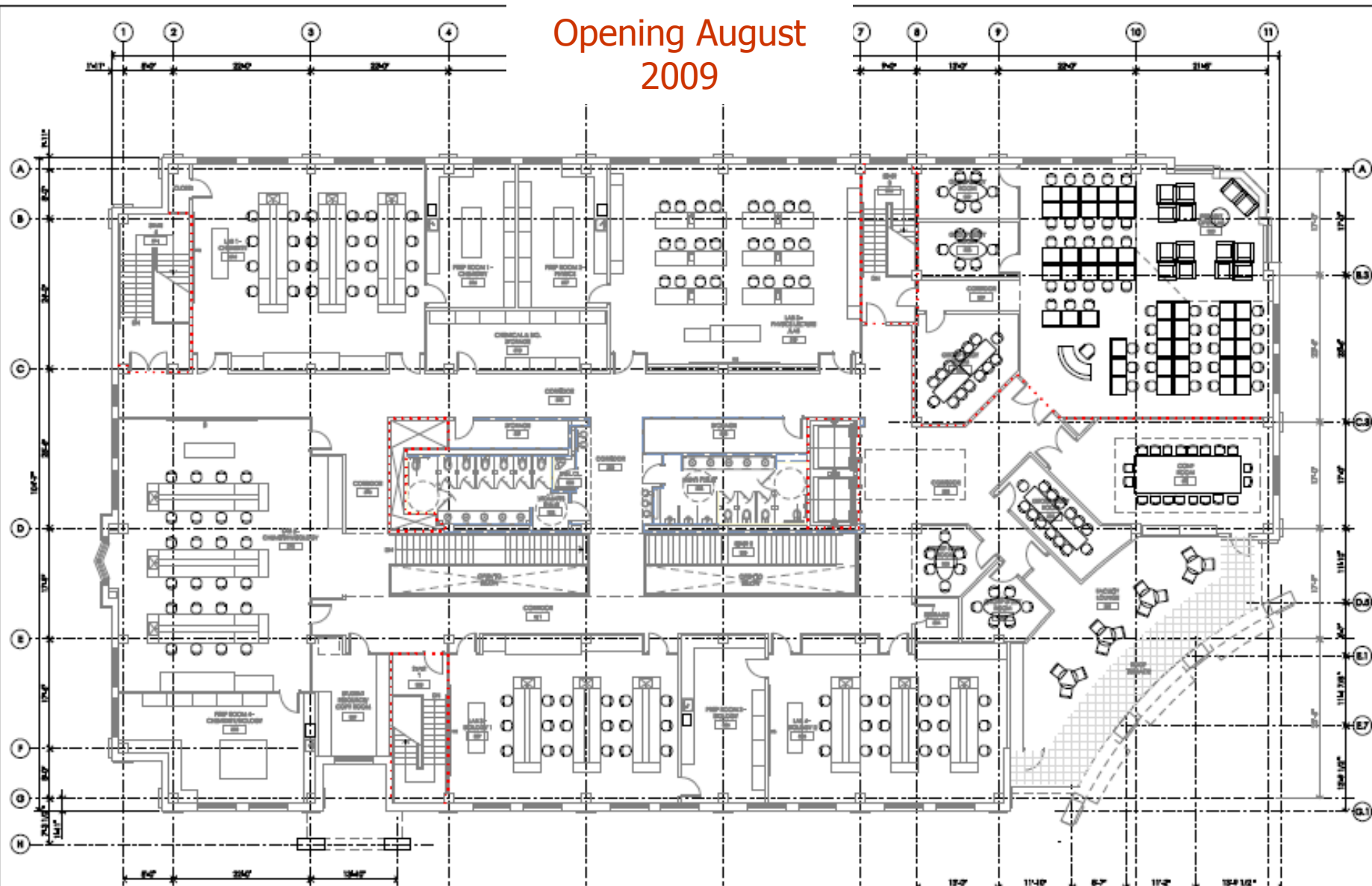
FIRST FLOOR

Opening August
2009



KINGSPORT CENTER FOR HIGHER EDUCATION
SECOND FLOOR

Opening August
2009



KINGSPORT CENTER FOR HIGHER EDUCATION
THIRD FLOOR

Kingsport Academic Village Summary

2,100 students

- Fall 02 – Applied Technology
- Fall 08 – Health Professions
- Fall 09 – Advanced Manufacturing
- **Fall 09 – Higher Education**

Anticipated primary partners include: Northeast State, UT, King, LMU, Carson-Newman.

Tusculum & Milligan have been invited to participate.

ETSU has been here all along!



*"Initial projections indicate the **Higher Education Center** will have a direct economic impact of \$9 million and a total impact of \$14.2 million in the first year of operation alone."*

Higher Ed = Hired

Kingsport
Tennessee

KINGSPORT HIGHER EDUCATION CENTER

REVISED PROJECT BUDGET SUMMARY:

4-Mar-08

ITEM NO.	ITEM DESCRIPTION	APPROVED PROJECT BUDGET DATED DEC. 31, 2007	DESIGN DEVELOPMENT DRAFT PROJECT BUDGET
I.	BUILDING CONSTR'N COSTS (54,000 sf @ \$165/sf) (Site Development Costs Omitted)	\$8,910,000	\$8,965,237
II.	SITE ALLOWANCE	\$695,000	\$639,763
III.	RECOMMENDED ALTERNATES		\$327,000
	TOTAL CONSTRUCTION COSTS	\$9,605,000	\$9,605,000
IV.	CONSTRUCTION CONTINGENCY (5% of above)	\$480,250	\$496,600
	MAXIMUM ALLOWABLE CONSTRUCTION COST (Per Owner/Architect Agreement)	\$10,085,250	\$10,428,600
V.	BASIC A/E FEES @ 6.46 % of MACC	\$651,507	\$673,688
VI.	PROGRAMMING/SITE EVAL./MASTER PLAN FEES	\$80,000	\$80,000
VII.	SURVEY/TESTING/COST ESTIMATING/ACOUSTICAL LEED CONSULTING	\$140,000	\$140,000
VIII.	REIMBURSABLE & MISC. OTHER SOFT COSTS	\$57,500	\$57,500
IX.	ADDITIONAL OWNER CONTINGENCY	-	
	PROJECT BUDGET, LESS LAND ACQUISITION	\$11,014,257	\$11,379,788

X.	LAND ACQUISITION	\$1,603,300	\$1,368,300
A.	A-Hood Bonding (150 Clay St.)	\$126,300	\$126,300
B.	Carriage House (333. W. Market St.)	\$187,000	\$187,000
C.	Paul Adams (331. W. Market St.)	\$359,000	\$310,000
D.	300 W. Market St.	\$72,000	\$72,000
E.	361 W. Market St. (may not be acquired)	\$190,000	-
F.	Wards' Feed Store (230 Revere St.)	\$192,000	\$192,000
G.	Jim's Lawn Center (130 Clay St.)	\$265,000	\$265,000
H.	Generator Shop (217 Revere St.)	\$91,000	\$86,000
I.	Fire Fighting Building	\$121,000	\$130,000
XI.	GEOTECHNICAL / SOILS REMEDIATION	\$150,000	\$119,469
XII.	ENVIRONMENTAL / SITE REMEDIATION	\$75,000	\$75,000
XIII.	BUILDINGS' DEMOLITION	\$150,000	\$50,000
TOTAL PROJECT BUDGET		\$12,992,557	\$12,992,557

NOTES:

1. Furniture, Fixtures & Equipment (FF&E) Costs Not Included in Line Items Above.
2. Data/communications/telephone wiring not Included.
3. Relocation Costs for Overhead Power, Telephone, Fiber Optic and Cable TV Lines Not Included in Line Items Above.
4. Allied Health Building Costs, Related Site Development Costs, and Daycare Center Costs Not Included in Line Items Above.
5. Automatic entrances and library equipment not Included.
6. Commissioning fees may not be Included.

Green Design Features

EXTERIOR

High Performance Glass	\$10,000.00
Sun Shades	\$90,000.00
Insulation System	\$12,000.00

INTERIOR

FSC Wood Products	
Lab Casework	\$20,000.00
Other	\$5,000.00
Light Shelf	\$40,000.00
Finishes	\$15,000.00

SYSTEMS

Lighting Controls	\$50,000.00
Mechanical System Upgrades	<u>\$300,000.00</u>
	\$542,000.00

CONSTRUCTION VERIFICATION

Commissioning	\$78,000.00
Energy Modeling	\$11,500.00
LEED Construction Oversight (added construction cost)	\$37,000.00
LEED Administration	<u>\$8,950.00</u>
	\$135,450.00

TOTAL	\$677,450.00
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Kingsport Center for Higher Education

Project Budget (March 08)

- ▶ \$12,993,000 (54,000 sf @ \$165/sf)
 - \$1,600,000 = land acquisition
 - \$11,014,000 = construction costs
 - Remainder = demolition, environmental, geotechnical
- ▶ \$1,500,000 from grants, balance from City
- ▶ Groundbreaking in July, 2008
- ▶ Grand Opening in August, 2009

- ▶ Not budgeted: furnishings, fixtures, equipment, telephones, technology, data communications provided by Northeast State